Online Comment

Application	H02-0299-16
Location	Land off James Road Crowland
Proposal	Proposed residential development of 58 dwellings.

Name	Angela Doherty
Address	Housing Strategy
Date Submitted	27-04-16
For/Against	Comments

If the development is permitted the council will require 1/3 of the development to be provided as affordable housing to meet district wide housing needs. The applicants have submitted plans for only 20% affordable housing provision so if they're claiming viability they will need to submit viability evidence which could be assessed by an external expert at the developers expense.

Affordable housing has the meaning as defined in Annex 2 of the National Planning Policy Framework 2012 or any amendment or supplemental guidance issued thereof.

The type and tenure of the affordable homes should be discussed and agreed with the Council. It would be preferable for the affordable housing to be secured through a s106 agreement. The s106 agreement should include an agreed affordable housing scheme detailing the tenure split, property types and sizes, plot numbers, internal floor areas, design standards and the phasing of the affordable housing units.

Ideally the affordable housing should be spread proportionately across the scheme to enable a mixed and sustainable community.